

003.A

0004

0028.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

541,700 / 541,700

USE VALUE:

541,700 / 541,700

ASSESSED:

541,700 / 541,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	RUSSELL JAMES E & JULIE C	Unit #:	2
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Owner 2:	
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Owner 3:	
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Street 1:	28 MILTON STREET
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	GOODMAN DOUGLAS -
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Owner 2:	-
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Street 1:	28 MILTON STREET
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7709												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	541,700			541,700		
Total Card	0.000	541,700			541,700	Entered Lot Size	
Total Parcel	0.000	541,700			541,700	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	452.93	/Parcel: 452.9	Land Unit Type:	

Total Card / Total Parcel
541,700 / 541,700
541,700 / 541,700
541,700 / 541,700

271125	GIS Ref
GIS Ref	
GIS Ref	
Insp Date	
05/14/18	

!15149!	Prior Id # 1: 3221
PRINT	Date Time
12/11/20	04:54:13
LAST REV	Date Time
09/09/20	15:23:22
jorourke	
15149	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODMAN DOUGLAS	158-101	2	8/13/2020		686,000	No	No		
YU BENNETT W &	100-111		7/27/2007		425,000	No	No		
MOISAKIS NICHOL	89-62		7/11/2005		431,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/11/2013	325	Manual	2,270	C					9/9/2020	SQ Mailed	JO	Jenny O
									5/14/2018	Measured	DGM	D Mann
									5/24/2013	Info Fm Prmt	EMK	Ellen K
									3/1/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good										
Sty Ht: 1 - 1 Story				A Bath:	Rating:										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:										
Foundation: 2 - Conc. Block				A 3QBth:	Rating:										
Frame: 1 - Wood				1/2 Bath:	Rating:										
Prime Wall: 4 - Vinyl				A HBth:	Rating:										
Sec Wall:	%			OthrFix:	Rating:										
Roof Struct: 2 - Hip				OTHER FEATURES											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1					
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O						
View / Desir:				Frl:	Rating:			Other							
GENERAL INFORMATION				WSFlue:	Rating:			Upper							
Grade: C - Average				CONDOS INFORMATION				Lvl 2							
Year Blt: 1913	Eff Yr Blt:			Location:				Lvl 1							
Alt LUC:	Alt %:			Total Units:				Lower							
Jurisdict: G7	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB			
Const Mod:				% Own: 55.000000000				REMODELING				RES BREAKDOWN			
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRs	FL		
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2			
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Additions:								
Prim Int Wall: 2 - Plaster				Functional:		%	Kitchen: 2004								
Sec Int Wall:	%			Economic:		%	Baths:								
Partition: T - Typical				Special:		%	Plumbing:								
Prim Floors: 3 - Hardwood				Override:		%	Electric:								
Sec Floors:	%			Total:	18.6	%	Heating:								
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:		1	5	2			
Subfloor:				Basic \$ / SQ: 295.00			COMPARABLE SALES								
Bsmnt Gar:				Size Adj.: 1.35000002			Rate	Parcel ID	Typ	Date	Sale Price				
Electric: 3 - Typical				Const Adj.: 0.98980200											
Insulation: 2 - Typical				Adj \$ / SQ: 394.189											
Int vs Ext: S				Other Features: 60921											
Heat Fuel: 1 - Oil				Grade Factor: 1.00											
Heat Type: 5 - Steam				NBHD Inf: 1.25000000											
# Heat Sys: 1				NBHD Mod:											
% Heated: 100		% AC: 100		LUC Factor: 1.00											
Solar HW: NO		Central Vac: NO		Adj Total: 665463											
% Com Wall		% Sprinkled:		Depreciation: 123776											
				Deprecated Total: 541687											
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val									
Make:		Model:													
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr: 492.74										
Code	Description	A	Y/S	Qty	Special Features: 0	Val/Su Net: 452.93									
Size/Dim	Qual	Con	Year	Unit Price	Final Total: 541700	Val/Su SzAd: 452.93									
D/S	Dep	LUC	Fact	NB Fa	PARCEL ID	003.A-0004-0028.2									
					IMAGE										
More: N	Total Yard Items:			Total Special Features:			Total:								
AssessPro Patriot Properties, Inc															